

MOLENDINAR PARK HOUSING ASSOCIATION

**REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2026**

MOLENDINAR PARK HOUSING ASSOCIATION

MANAGEMENT COMMITTEE, EXECUTIVES AND PROFESSIONAL ADVISORS

Management Committee F Sheeran (Chairperson)
A Scott (Vice Chairperson)
B Johnston
C McKinlay
M O'Donnell
A Wood
M Harkness (Elected 17/02/2026)
M Johnston
C Peacock
N Thumath
C Boyle
A Gillespie (Resigned 25/11/2025)
B McLauchlan (Co-opted 19/05/2026)

Key Management Julie Smillie
Scott Rae

Director & Secretary
Depute Director (acting Director and
Secretary from 16 April 2024)

Registered Office 3 Graham Square
Glasgow
G31 1AD

Auditor Azets Audit Services
Chartered Accountants
Titanium 1
King's Inch Place
Glasgow
PA4 8WF

Bankers The Royal Bank of Scotland
139 St Vincent Street
Glasgow
G2 5JF

Nationwide Building Society
Kings Park Road
Moulton Park
Northampton
NN3 6NW

Solicitors T C Young
Merchants House
7 West George Street
Glasgow
G2 1BA

MOLENDINAR PARK HOUSING ASSOCIATION

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Registration Particulars:

Financial Conduct Authority

Co-operative and Community Benefit Societies Act
2014

Registered Number 2400R(S)

Scottish Housing Regulator

Housing (Scotland) Act 2010

Registered Number HAL 274

Scottish Charity Number

SC043725

MOLENDINAR PARK HOUSING ASSOCIATION

REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT) FOR THE YEAR ENDED 31 MARCH 2026

The Management Committee presents their report (incorporating the Strategic Report) and audited financial statements for the year ended 31 March 2026.

Principal activity

The principal activity of the Association is the provision, construction, improvement, and management of rented, shared equity and shared ownership accommodation. The Association became a registered charity in January 2013.

Business review

The financial statements set out the Association's results for the year. This Business review gives an overview of our performance during 2025/2026, the progress we have made for tenants and residents, and the priorities shaping our work as we look ahead.

It has been a positive year for the Association, with strong outcomes delivered alongside a stable operating position. This was supported by the re-election of the Association Chairperson for a third term, continued investment in our homes, and full compliance with tenant and resident safety obligations.

We have made good progress in the second year of our three-year Business Plan. Three new members of staff joined the Association, filling two existing posts and one new post. We also continued to support Reidvale Housing Association by seconding our Director and Asset Compliance Officer to assist their transition towards Scottish Housing Regulator compliance. With a stable and committed team in place, we have been able to meet our operational objectives and continue delivering effective services for tenants.

Good governance remains at the heart of how we protect the Association's long-term strength and deliver high-quality services. We are supported by a dedicated Management Committee with a broad mix of skills, knowledge and experience. Our efforts this year in recruiting new committee members should come to fruition over 2026-27, with the addition of three new committee members. Committee members and staff have worked closely throughout the year to keep strategic priorities on track and ensure operational objectives are delivered.

Internal audits completed during the year continued to provide positive assurance. The Association maintained low arrears and favourable Scottish Housing Charter indicator results, both nationally and against peer registered social landlords. These strong results have been sustained over a number of years. We also met all regulatory requirements and loan covenants during the year.

The Management Committee completed its annual assessment of compliance with regulatory requirements in preparation for the Annual Assurance Statement submitted to the Scottish Housing Regulator in October 2025. The Committee approved the statement after receiving the assurance it required that the Association complied with the requirements set out in Chapter 3 of the Scottish Housing Regulator's Regulatory Framework.

Keeping tenants and residents safe remains our highest priority, alongside ongoing investment in homes and communities. During the year, we continued to carry out stock condition surveys to improve the quality of information available for future investment planning and to help us target improvements that matter most to tenants.

We have also strengthened our commitment to meaningful tenant and stakeholder engagement. We will continue to develop opportunities for tenants to be involved, while improving how we assess and communicate value for money.

Equality, diversity and human rights continue to be embedded in our work, helping us promote fair treatment, respect and inclusion for everyone who engages with the Association.

Looking ahead, we are moving into the third year of our three-year Business Plan. We will continue to meet our strategic goals and operational objectives, while remaining responsive to the challenges and opportunities facing the Association and the wider housing sector.

We continue to operate in a demanding environment, with cost-of-living pressures affecting many tenants and increasing expectations across the sector. In response, the Association has continued to support tenants through welfare rights services. We remain focused on maintaining high-demand housing stock, responding to homelessness, meeting changing tenant expectations and adapting to evolving regulatory and governmental priorities.

As we move into a period of developing a new business plan for 2027-2030 we can reflect on a good performing year with the Association having a strong platform to build from. Good governance, an experienced and committed staff team, strong performance against peer organisations, high tenant satisfaction, low debt levels and a healthy financial position all provide confidence for the future. These strengths will help us continue investing in tenants' homes while keeping rents affordable and competitive.

The results for the year are shown in the Statement of Comprehensive Income on page 11.

MOLENDINAR PARK HOUSING ASSOCIATION

REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT) FOR THE YEAR ENDED 31 MARCH 2026

Principal risks and uncertainties

Risks are identified to enable the Association to put measures in place to mitigate these risks and to enable our objectives to be achieved. Management Committee agendas ensure that new, current, and emerging risks are evaluated through regularly evaluating risk. Medium and high risks are included in the Internal Management Plan together with details of the controls to mitigate each risk and any necessary further action.

The 5 highest gross scoring risks identified are as follows:

1. Breach of Loan Covenants.
2. Failure to adhere to heightened regulatory expectations and implement flexible financial strategies and plans to address them efficiently.
3. Revenue impact and staff time taken up by the ongoing cost of living challenges.
4. Challenges in the insurance sector due to a decrease in available service providers and rising product costs.
5. Loss of Contractors.

Credit payment policy

The Association's policy concerning the payment of its trade creditors complies with the Confederation of British Industry guidelines. The average payment period is thirty days.

Maintenance policies

The Association seeks to maintain its properties to the highest standard. To this end, programmes of cyclical repairs are carried out in the medium term to deal with the gradual and predictable deterioration of building components. It is expected that the cost of all these repairs would be charged to the Statement of Comprehensive Income.

In addition, the Association has a long-term programme of major repairs to cover works which have become necessary since the original development were completed, including works required by subsequent legislative changes. This includes replacement/repairs to features of the properties which have come to the end of their economic lives. In line with the SORP 2018, replacements to building components are capitalised in the financial statements. All other major repairs are charged to the Statement of Comprehensive Income.

Treasury management

The Association has an active treasury management function, which operates in accordance with the Treasury Policy approved by the Management Committee. In this way the Association manages its borrowing arrangements to ensure that it is always in a position to meet its financial obligations as they fall due, whilst minimising excess cash and liquid resources held.

Employee involvement and Health & Safety

The Management Committee take seriously their responsibilities to employees under Health & Safety legislation and endeavor to provide information on any matters that may be of concern to them. The Association also encourages employee involvement in all major initiatives so that their views may be taken into account in making decisions that may affect their interests.

Future Prospects

The Association will continue to invest in its housing stock in the coming year. The Association does not envisage any further housing property developments in the immediate future.

Management Committee and Executive Officers

The members of the Management Committee and the Executive Officers are listed at the front of these financial statements. Each member of the Management Committee holds one fully paid share of £1 in the Association. The Executive Officers hold no interest in the Association's share capital and, although not having the legal status of Directors, they act as Executives within the authority delegated by the Management Committee.

MOLENDINAR PARK HOUSING ASSOCIATION

REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT) FOR THE YEAR ENDED 31 MARCH 2026

Governance

Governing Document

The Association is a registered social landlord (RSL) and is thus registered with The Scottish Housing Regulator and the Financial Conduct Authority. It is also a registered charity with the Office of the Scottish Charity Regulator (OSCR).

Recruitments and Appointment of the Management Committee

At the Annual General Meeting in accordance with the rules of the Association, members retire by rotation. Members can all offer themselves for re-election.

The Management Committee seeks to ensure that the needs of its stakeholders are appropriately reflected through the diversity of the Board and Committee. To enhance the potential pool of members, the Association has, through selective networking, sought to identify people who would be willing to become members and utilise their own skills and experience to assist the Association.

The Management Committee has a broad range of skills and members.

Management Committee Members Induction and Training

Most members of the Management Committee are already familiar with the practical work of the Association. Where new members are elected, information is supplied regarding the obligation of Management Committee members, details of the Association's main documents and up to date financial statements. In addition, a formal training and induction programme is provided for any new member of the Management Committee. Committee training is discussed annually. Training needs are then identified to ensure the competencies of the Committee are properly maintained. The Management Committee of Molendinar Park Housing Association is experienced, and its members possess the required level of competencies to govern its activities.

Organisational Structure

At 31 March 2026 the Management Committee comprised 12 members. The Management Committee meet ten times per year. As a result of a revised Governance Structure there is also a Services Committee.

A scheme of delegation is in place and the day to day responsibility for the provision of the Association's projects rests with the Director. The Director is responsible for ensuring that the Association delivers the services specified and that operational objectives are met.

Statement of Management Committee's Responsibilities

The Management Committee is responsible for preparing the annual report and financial statements in accordance with applicable law and regulations.

The Co-operative and Community Benefit Societies Act 2014, and registered social housing legislation require the Management Committee to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Association and of the income and expenditure of the Association for that period. In preparing these financial statements, the Management Committee is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Association will continue in business.

MOLENDINAR PARK HOUSING ASSOCIATION

REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT) FOR THE YEAR ENDED 31 MARCH 2026

Statement of Management Committee's Responsibilities (continued)

The Management Committee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable it to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2024 as issued by the Scottish Housing Regulator. It has a general responsibility for taking reasonable steps to safeguard the assets of the Association and to prevent and detect fraud and other irregularities.

Internal Financial Control

The Management Committee is responsible for establishing and maintaining the Association's system of internal control. Internal control systems are designed to meet the particular needs of the Association and the risks to which it is exposed, and by their nature can provide reasonable but not absolute assurance against material misstatement or loss. The key procedures which the Management Committee has established with a view to providing effective internal financial control are outlined on page 5.

Information for the Auditor

As far as the Committee members are aware there is no relevant audit information of which the auditor is unaware, and the Committee members have taken all the steps they ought to have taken to make themselves aware of any relevant audit information and to ensure that the auditor is aware of any such information.

Charitable Donations

During the year, the Association made charitable donations amounting to £Nil (2025 - £ Nil).

Auditor

The Association's external audit service is presently being tendered. Currently, the appointed auditor, Azets Audit Services, has expressed their willingness to continue in office as auditor in the interim.

The Report of the Management Committee (incorporating the Strategic Report) has been approved by the Management Committee on 18 August 2026.



F Sheeran
Chairperson

MOLENDINAR PARK HOUSING ASSOCIATION

MANAGEMENT COMMITTEE'S STATEMENT ON INTERNAL FINANCIAL CONTROL FOR THE YEAR ENDED 31 MARCH 2026

The Management Committee acknowledge their ultimate responsibility for ensuring that the Association has in place a system of control that is appropriate to the various business environments in which it operates. This control is designed to give reasonable assurance with respect to:

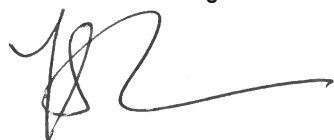
- the reliability of financial information used within the Association or for publication;
- the maintenance of proper accounting records; and
- the safeguarding of assets (against unauthorised use or disposition).

It is the Management Committee's responsibility to establish and maintain systems of internal financial control. Such systems can only provide reasonable and not absolute assurance against material financial misstatement or loss. Key elements include ensuring that:

- formal policies and procedures are in place, including the documentation of key systems and rules relating to the delegation of authorities, which allow the monitoring of controls and restrict the unauthorised use of the Association's assets;
- experienced and suitably qualified staff take responsibility for important business functions, annual appraisal procedures will be established to maintain standards of performance;
- forecasts and budgets are prepared regularly which allow the Management Committee and staff to monitor the key business risks and financial objectives, and progress towards financial plans set for the year and the medium term. Regular management accounts are prepared promptly, providing relevant, reliable and up-to-date financial and other information and significant variances from budgets are investigated as appropriate;
- all significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures, through the Management Committee;
- the Management Committee review reports, from directors, staff and from the external auditor to provide reasonable assurance that control procedures are in place and are being followed, including a general review of the major risks facing the Association; and
- formal procedures have been established for instituting appropriate action to correct weaknesses identified from the above reports.

The Management Committee have reviewed the effectiveness of the system of internal financial control in existence in the Association for the year ended 31 March 2026 and until the below date. No weaknesses were found in internal financial control which resulted in material losses, contingencies, or uncertainties which require disclosure in the financial statements or in the auditor's report on the financial statements.

The Management Committee's statement on Internal Financial Control has been approved by the Management Committee on 18 August 2026.



F Sheeran
Chairperson

MOLENDINAR PARK HOUSING ASSOCIATION

AUDITOR'S REPORT ON CORPORATE GOVERNANCE MATTERS FOR THE YEAR ENDED 31 MARCH 2026

In addition to our audit of the Financial Statements, we have reviewed your statement on page 5 concerning the Association's compliance with the information required by the Regulatory Standards in respect of the internal financial control contained within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes which are issued by the Scottish Housing Regulator.

Basis of Opinion

We carried out our review having regard to the requirements on corporate governance matters within Bulletin 2009/4 issued by the Financial Reporting Council. The Bulletin does not require us to review the effectiveness of the Association's procedures for ensuring compliance with the guidance notes, nor to investigate the appropriateness of the reason given for non-compliance.

Opinion

In our opinion the Statement on Internal Financial Control on page 5 has provided the disclosures required by the relevant Regulatory Standards within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes issued by the Scottish Housing Regulator in respect of the internal financial control and is consistent with the information which came to our attention as a result of our audit work on the Financial Statements.

Through enquiry of certain members of the Management Committee and Officers of the Association and examination of relevant documents, we have satisfied ourselves that the Management Committee's Statement on Internal Financial Control appropriately reflects the Association's compliance with the information required by the relevant Regulatory Standards in respect of the internal financial control contained within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes issued by the Scottish Housing Regulator in respect of the internal financial control.

Azets Audit Services

Azets Audit Services, Statutory Auditor
Chartered Accountants
Statutory Auditor
Titanium 1
King's Inch Place
Glasgow
PA4 8WF

Dated: 18 August 2026

MOLENDINAR PARK HOUSING ASSOCIATION

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF MOLENDINAR HOUSING ASSOCIATION LIMITED ON THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026

Opinion

We have audited the financial statements of Molendinar Park Housing Association Limited (the 'Association') for the year ended 31 March 2026 which comprise the Statement of Comprehensive Income, the Statement of Changes in Capital and Reserves, the Statement of Financial Position, the Statement of Cash Flows and the notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 2026 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, Part 6 of the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2024 issued by the Scottish Housing Regulator.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard and we have fulfilled our ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Management Committee's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Association's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Management Committee with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The Management Committee is responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF MOLENDINAR HOUSING ASSOCIATION
LIMITED ON THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026**

Other information (continued)

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Co-operative and Community Benefit Societies Act 2014 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained; or
- the Association has not kept proper accounting records; or
- the financial statements are not in agreement with the books of account; or
- we have not received all the information and explanations we need for our audit.

Responsibilities of the Management Committee

As explained more fully in the Statement of the Management Committee's Responsibilities set out on pages 3 and 4, the Management Committee is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Management Committee determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Management Committee is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Management Committee either intend to liquidate the Association or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under the Co-operative and Community Benefit Societies Act 2014 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Auditor's responsibilities for the audit of the financial statements (continued)

The extent to which the audit was considered capable of detecting irregularities including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the FRC's website, to detect material misstatements in respect of irregularities, including fraud.

We obtain and update our understanding of the entity, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the Association through discussions with the Management Committee members and the senior management team, and from our knowledge and experience of the RSL sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the Association, including the Co-operative and Community Benefit Societies Act 2014, Part 6 of the Housing (Scotland) Act 2010, the Determination of Accounting Requirements 2024 issued by the Scottish Housing Regulator, taxation, data protection, anti-bribery, employment, environmental and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of the senior management team and the Management Committee and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of the Management Committee;
- enquiring of the senior management team and the Management Committee as to actual and potential litigation and claims;
- reviewing legal and professional fees paid in the year for indication of any actual and potential litigation and claims; and
- reviewing correspondence with HMRC, the Scottish Housing Regulator, OSCR and the Association's legal advisors.

We assessed the susceptibility of the Association's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of the senior management team and the Management Committee as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

MOLENDINAR PARK HOUSING ASSOCIATION

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF MOLENDINAR HOUSING ASSOCIATION LIMITED ON THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Use of our report

This report is made solely to the Association's members, as a body, in accordance with Section 87 of the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the Association's members, as a body, those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Association and the Association's members, as a body, for our audit work, for this report, or for the opinions we have formed.

Azets Audit Services

Azets Audit Services
Statutory Auditor
Chartered Accountants
Titanium 1
King's Inch Place
Renfrew
PA4 8WF

Date: 18 August 2026

Azets Audit Services is eligible for appointment as auditor of the Association by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

MOLENDINAR PARK HOUSING ASSOCIATION

**STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 MARCH 2026**

	Notes	2026 £	2025 £
Turnover	4	2,934,810	2,805,902
Operating expenditure	4	<u>(2,357,246)</u>	<u>(2,429,137)</u>
Operating surplus	4	577,564	376,765
Gain on sale of assets	8	22,458	-
Interest payable and other charges	9	(77,010)	(85,534)
Interest receivable	10	<u>36,003</u>	<u>42,441</u>
Surplus before tax		559,015	333,672
Taxation		-	-
Surplus for year		<u>559,015</u>	<u>333,672</u>
Other comprehensive income			
Actuarial Gain in respect of pension scheme	22	<u>40,000</u>	-
Total comprehensive income for the year		<u>599,015</u>	<u>333,672</u>

The results for the year relate wholly to continuing activities.

These financial statements were approved by the Management Committee and authorised for issue on 18 August 2026 and signed on its behalf by:

F Sheeran - Chairperson



A Scott – Vice Chairperson



S Rae (Secretary)



The notes on pages 15 to 36 form part of the financial statements.

MOLENDINAR PARK HOUSING ASSOCIATION

**STATEMENT OF CHANGES IN CAPITAL AND RESERVES
AS AT 31 MARCH 2026**

	Share Capital £	Revenue Reserve £	Total Reserves £
Balance at 1 April 2025	55	6,194,376	6,194,431
Shares issued	1	-	1
Total Comprehensive Income	-	599,015	599,015
Balance at 31 March 2026	56	6,793,391	6,793,447

**STATEMENT OF CHANGES IN CAPITAL AND RESERVES
AS AT 31 MARCH 2025**

	Share Capital £	Revenue Reserve £	Total Reserves £
Balance at 1 April 2024	55	5,860,704	5,860,759
Shares issued	-	-	-
Total Comprehensive Income	-	333,672	333,672
Balance at 31 March 2025	55	6,194,376	6,194,431

The notes on pages 15 to 36 form part of the financial statements.

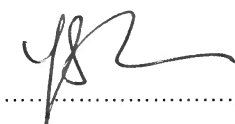
MOLENDINAR PARK HOUSING ASSOCIATION

**STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2026**

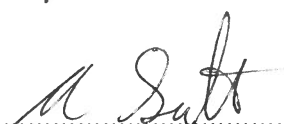
	Notes	£	2026 £	£	2025 £
Tangible Fixed Assets					
Housing properties	11		11,991,638		12,128,059
Other assets	11		64,595		64,064
			<u>12,056,233</u>		<u>12,192,123</u>
Current Assets					
Debtors	13	351,771		195,011	
Cash and cash equivalents	14a	1,125,514		890,935	
Investments	14b	872,808		840,726	
		<u>2,350,093</u>		<u>1,926,672</u>	
Current Liabilities					
Creditors due within one year	15	(1,000,719)		(901,386)	
Net current assets			<u>1,349,374</u>		<u>1,025,286</u>
Creditors due after more than one year	16		(1,317,469)		(1,504,109)
Deferred Income: Social Housing Grant more than one year	17		(5,136,691)		(5,309,869)
Pension liability	22		(158,000)		(209,000)
Net Assets			<u>6,793,447</u>		<u>6,194,431</u>
Capital and Reserves					
Called up share capital	18		56		55
Revenue reserves			6,793,391		6,194,376
			<u>6,793,447</u>		<u>6,194,431</u>

These financial statements were approved by the Management Committee and authorised for issue on 18 August 2026 and signed on its behalf by:

F Sheeran - Chairperson



A Scott – Vice Chairperson



S Rae (Secretary)



The notes on pages 15 to 36 form part of the financial statements.

MOLENDINAR PARK HOUSING ASSOCIATION

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2026**

	Notes	£	2026 £	£	2025 £
Net cash generated from operating activities	19		686,601		666,715
Cash flow from investing activities					
Purchase of tangible fixed assets		(333,952)		(335,111)	
Proceeds from sale of tangible fixed assets		64,915		-	
Housing Association Grant received		66,388		-	
Interest received		36,003		42,441	
			(166,646)		(292,670)
Cash flow from financing activities					
Interest paid		(65,010)		(75,534)	
Repayment of borrowings		(188,285)		(218,187)	
Issue of share capital		1		-	
Deposit to current asset investment		(32,082)		(37,376)	
			(285,376)		(331,097)
Net changes in cash and cash equivalents			234,579		42,948
Cash and cash equivalents at 1 April			890,935		847,987
Cash and cash equivalents at 31 March	14a		1,125,514		890,935

(i) Analysis of changes in net debt

	At 1 April 2025 £	Cash flows £	Other non- cash changes £	At 31 March 2026 £
Cash and cash equivalents				
Cash	890,935	234,579	-	1,125,514
Cash and cash equivalents	890,935	234,579	-	1,125,514
Current asset investments	840,726	32,082	-	872,808
Borrowings				
Debt due within one year	(155,212)	188,285	(186,640)	(153,567)
Debt due after one year	(1,504,109)	-	186,640	(1,317,469)
	(1,659,321)	188,285	-	(1,471,036)
Total	72,340	454,946	-	527,286

The notes on pages 15 to 36 form part of the financial statements.

MOLENDINAR PARK HOUSING ASSOCIATION

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026

1. General Information

The financial statements have been prepared in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice) and comply with the requirements of the Determination of Accounting Requirements 2026 as issued by the Scottish Housing Regulator and the Statement of Recommended Practice for Social Housing Providers issued in 2018. The principal accounting policies are set out below.

The preparation of these financial statements in compliance with FRS 102 requires the use of certain accounting estimates. It also requires management to exercise judgement in applying the Association's accounting policies (see note 3).

The presentation currency is pounds sterling, and the financial statements are rounded to the nearest whole number.

The Association is defined as a public benefit entity and thus the Association complies with all disclosure requirements relating to public benefit entities. The Association is a registered social landlord in Scotland and its registered number is HAL 274. These financial statements represent the results of the Association only.

The Association's registered charity number is SC043725.

The address of the Association's registered office is:

3 Graham Square
Glasgow
G31 1AD

2. Accounting Policies

Basis of accounting

The financial statements are prepared on the historical cost basis of accounting subject to the revaluation of certain fixed assets and in accordance with applicable accounting standards.

The effect of events relating to the year ended 31 March 2026, which occurred before the date of approval of the financial statements by the Management Committee have been included in the statements to the extent required to show a true and fair view of the state of affairs as at 31 March 2026 and of the results for the year ended on that date.

Going concern

The Management Committee anticipates that a surplus will be generated in the year to 31 March 2027 and also in the year to 31 March 2028. The Association has a healthy cash and net current asset position and thus the Management Committee are satisfied that there are sufficient resources in place to continue operating for the foreseeable future. Thus, the Management Committee will continue to adopt the going concern basis of accounting in preparing the annual financial statements.

MOLENDINAR PARK HOUSING ASSOCIATION

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026

2. Accounting Policies (cont'd)

Finance

The financial statements have been prepared on the basis that capital expenditure will be grant aided, funded by loans, met out of reserves, or from proceeds of sales.

Turnover

Turnover represents rental and service charge income receivable, fees receivable and revenue grants receivable from local authorities and other agencies. Also included is any income from first tranche shared ownership disposals and management fees for the factoring of properties for private owners as the provision of factoring services is accounted for on an ongoing basis.

Apportionment of management expenses

Direct employee administration and operating costs have been apportioned to the Statement of Comprehensive Income on the basis of costs of the staff to the extent that they are directly engaged in each of the operations dealt with in the financial statements.

The costs of cyclical and major repairs are charged to the Statement of Comprehensive Income in the year in which they are incurred.

Interest receivable

Interest receivable is recognised in the Statement of Comprehensive Income using the effective interest rate method.

Interest payable

Finance costs are charged to the Statement of Comprehensive Income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

Depreciation

(i) Housing Properties

Housing properties are stated at cost, less accumulated depreciation. Each housing unit has been split between its major component parts. Each major component is depreciated on a straight line basis over its expected economic useful life. The following major components and useful lives have been identified by the Association.

- Land - not depreciated.
- Structure - over 50 years.
- Windows - over 40 years.
- Kitchen - over 20 years.
- Bathroom - over 30 years.
- Central Heating Boilers - over 15 years.
- Central Heating Radiators - over 30 years.

During the year the Association reviewed the useful life of components and extended the useful life of Central Heating Radiators from 20 years to 30 years and shortened the useful life of Central Heating Boilers from 20 years to 15 years.

MOLENDINAR PARK HOUSING ASSOCIATION

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026

2. Accounting Policies (cont'd)

Depreciation (cont'd)

(ii) Other fixed assets

The Association's assets are written off evenly over their expected useful lives as follows:

Office property	-	2% per annum
Furniture, fittings & equipment	-	20% per annum
Computer equipment	-	33% per annum

A full year's depreciation is charged on these assets in the year of purchase, but no charge is made in the year of disposal.

Housing Properties

Housing properties are stated at cost less accumulated depreciation. The cost of such properties includes the following:

- (i) cost of acquiring land and buildings;
- (ii) development expenditure including applicable overheads; and
- (iii) interest charged on the loans raised to finance the scheme.

These costs are either termed "qualifying costs" for approved Government grant schemes and are considered for mortgage loans by the relevant lending authorities or they are met out of the Association's reserves.

All invoices and architects' certificates relating to capital expenditure incurred in the year at gross value before retentions are included in the financial statements for the year, provided that the dates of issue or valuations are prior to the year end.

Works to existing properties will generally be capitalised under the following circumstances:

- (iv) Where a component of the housing property that has been treated separately for depreciation purposes and depreciated over its useful economic life is replaced or restored; or
- (v) Where the subsequent expenditure provides an enhancement of the economic benefits of the tangible fixed assets in excess of the previously assessed standard of performance. Such enhancement can occur if the improvements result in an increase in rental income, a material reduction in future maintenance costs or a significant extension of the life of the property.

Works to existing properties which fail to meet the above criteria are charged to the Statement of Comprehensive Income.

Expenditure on schemes which are subsequently aborted is written off in the year in which it is recognised that the scheme will not be developed to completion.

Impairment of fixed assets

Reviews for impairment of housing properties are carried out on an annual basis and any impairment in an income-generating unit is recognised by a charge to the Statement of Comprehensive Income. Impairment is recognised where the carrying value of an income-generating unit exceeds the higher of its net realisable value or its value in use. Value in use represents the net present value of expected future cash flows from these units.

Impairment of assets would be recognised in the Statement of Comprehensive Income.

2. Accounting Policies (cont'd)

Development administration costs

Development administration costs relating to development activities are capitalised based on an apportionment of the staff time spent directly on this activity.

Capitalisation of interest

Interest incurred on financing a development is capitalised up to the date of practical completion of the scheme.

Debtors

Short term debtors are measured at transaction price, less any impairment.

Rental arrears

Rental arrears represents amounts due by tenants for rental of social housing properties at the year end. Rental arrears are reviewed regularly by management and written down to the amount deemed recoverable. Any provision deemed necessary is shown alongside gross rental arrears in note 13.

Cash & cash equivalents and Current asset investments

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value. Current asset investments are represented by long-term deposits with financial institutions repayable after 3 months.

Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

Financial Instruments

The Association only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, loans from banks and related parties.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at the present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade payables or receivables, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration, expected to be paid or received. However if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Financial assets are derecognised when contractual rights to the cash flows from the assets expire, or when the Association has transferred substantially all the risks and rewards of ownership.

Financial liabilities are derecognised only once the liability has been extinguished through discharge, cancellation, or expiry.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2026

2. **Accounting Policies (cont'd)**
Government Capital Grants

Government capital grants, at amounts approved by The Scottish Government or Glasgow City Council, are paid directly to the Association as required to meet its liabilities during the development process. These are treated as deferred capital grants and are released to income over the useful life of the assets they relate to on completion of the development phase.

Government Revenue Grants

Government revenue grants are recognised using the accrual method which means the Association recognises the grant in income on a systematic basis over the period in which the Association recognises the related costs for which the grant is intended to compensate.

Non-government capital and revenue grants

Non-government capital grants and revenue grants are recognised using the performance model. If there are no performance conditions attached the grants are recognised as income when the grants are received or receivable.

A grant that imposes specific future performance related conditions on the recipient is recognised as revenue only when the performance related conditions are met.

A grant received before the revenue recognition criteria are satisfied is recognised as a liability.

Loans

Mortgage loans are advanced by financial institutions under the terms of individual mortgage deeds in respect of each property or housing scheme. Advances are available only in respect of those developments which have been given approval for Government Capital Grant by the Scottish Government or Glasgow City Council.

Pension Costs (Note 22)

The Scottish Housing Association Defined Benefits Pension Scheme

The Association participates in The Scottish Housing Associations' Defined Benefits Pension Scheme (SHAPS) and retirement benefits to employees of the Association are funded by the contributions from all participating employers and employees in the scheme. Payments are made in accordance with periodic calculations by consulting actuaries and are based on pension costs applicable across the various participating Associations taken as a whole.

The SHAPS is accounted for as a defined benefit scheme and as such the amount charged to the Statement of Comprehensive Income in respect of pension costs and other post retirement benefits is the estimated regular cost of providing the benefits accrued in the year, adjusted to reflect variations from that cost. The interest cost is included within other finance costs/income. Actuarial gains and losses arising from new valuations and from updating valuations to the reporting date are recognised in Other Comprehensive Income.

Defined benefit schemes are funded, with the assets held separately from the Association in separate trustee administered funds. Full actuarial valuations, by a professionally qualified actuary, are obtained at least every three years, and updated to reflect current conditions at each reporting date.

The pension scheme assets are measured at fair value. The pension scheme liabilities are measured using the projected unit method and discounted at the current rate of return on a high quality corporate bond of equivalent term and currency. A pension scheme asset is recognised on the Statement of Financial Position only to the extent that the surplus may be recovered by reduced future contributions or to the extent that the trustees have agreed a refund from the scheme at the reporting date. A pension scheme liability is recognised to the extent that the Association has a legal or constructive obligation to settle the liability.

MOLENDINAR PARK HOUSING ASSOCIATION

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026

2. Accounting Policies (cont'd)

Value added tax

The Association de-registered for VAT in the year ended 31 March 2011. A large proportion of the income, namely rents, was exempt for VAT purposes and therefore gave rise to a partial exemption calculation. Expenditure is shown inclusive of VAT.

3. Judgement in applying policies and key sources of uncertainty

In preparing the financial statements, management is required to make estimates and assumptions which affect reported income, expenses, assets, and liabilities. Use of available information and application of judgement are inherent in the formation of estimates, together with past experience and expectations of future events that are believed to be reasonable under the circumstances. Actual results in the future could differ from such estimates.

The members of the Board of Management consider the following to be critical judgements in preparing the financial statements:

- The categorisation of housing properties as property, plant and equipment in line with the requirements of the SORP;
- The amount disclosed as 'operating profit' is representative of activities that would normally be regarded as 'operating'; and
- The identification of a cash-generating unit for impairment purposes.

The Management Committee are satisfied that the accounting policies are appropriate and applied consistently. Key sources of estimation have been applied as follows:

Estimate

Valuation of housing properties

The obligations under the SHAPS

The main components of housing properties and their useful lives

Recoverable amount of rental and other trade receivables

Basis of estimation

Housing Properties are held at deemed cost which is based on existing use valuations at the date of transition to FRS 102 of 1 April 2014.

This has relied on the actuarial assumptions of a qualified actuary which have been reviewed and are considered reasonable and appropriate. Additionally, the impact of Guaranteed Minimum Pension (GMP) equalization is included in the SHAPS defined benefit liability.

The cost of housing properties is split and depreciated over the expected useful life into separately identifiable components. These components were identified by knowledgeable and experienced staff members and based on costing models.

Rental arrears and other trade receivables are reviewed by appropriately experienced senior management team members on a case by case basis with the balance outstanding together with the payment history of the individual tenant being taken into account.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2026

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MOLENDINAR PARK HOUSING ASSOCIATION

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2026**

5a Particulars of turnover, operating costs and operating surplus from affordable letting activities					
	General Needs Housing £	Shared Ownership £	Sheltered Housing £	2026 Total £	2025 Total £
Income from affordable lettings					
Rent receivable net of service charges	2,169,542	119,414	139,355	2,428,311	2,321,928
Service charges	-	51,427	50,198	101,625	96,942
Gross income from rents net of service charges	2,169,542	170,841	189,553	2,529,936	2,418,870
Less: Rent losses from voids	(4,174)	-	(309)	(4,483)	(3,469)
Grants from Scottish Ministers	2,165,368	170,841	189,244	2,525,453	2,415,401
Other revenue grants	11,748	-	-	-	-
Release of deferred government capital grants	159,159	68,239	3,795	15,543	18,752
			2,601	229,999	238,080
Total income from affordable lettings	2,336,275	239,080	195,640	2,770,995	2,672,233
Expenditure on affordable letting activities					
Service costs	-	88,961	24,755	113,716	113,826
Management and maintenance administration costs	776,533	45,857	54,858	877,248	879,155
Reactive maintenance	336,758	-	17,607	354,365	404,386
Planned and Cyclical maintenance including major repairs	355,551	-	62,481	418,032	444,397
Bad Debts – rents and service charges	5,841	-	-	5,841	12,284
Depreciation of affordable housing	352,554	67,145	10,383	430,082	445,053
Operating costs for affordable lettings	1,827,237	201,963	170,084	2,199,284	2,299,101
Operating surplus for affordable lettings 2026	509,038	37,117	25,556	571,711	
<i>Operating surplus for affordable lettings 2025</i>	<i>290,370</i>	<i>25,541</i>	<i>57,221</i>		<i>373,132</i>

The amount for service charges receivable on housing accommodation not eligible for Housing Benefit was £nil (2025 - £nil). The total for voids includes development voids, where the Association has chosen to keep decant properties vacant to allow developments going on site to proceed as planned.

Included in depreciation of social housing is £20,821 (2025 - £47,488) relating to the loss on disposal of components.

MOLENDINAR PARK HOUSING ASSOCIATION

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2026**

5b Particulars of turnover, operating costs and operating surplus/(deficit) from other activities

	Grants from Scottish Ministers £	Other revenue grants £	Supporting people income £	Other income £	2026 Total turnover £	2025 Total turnover £	Operating costs – bad debts £	Other operating costs £	2026 Operating surplus/ (deficit) £	2025 Operating surplus/ (deficit) £
Wider action/wider role	-	-	-	-	-	5,403	-	-	-	-
Care and repair	-	-	-	-	-	-	-	-	-	-
Factoring	-	-	-	22,270	22,270	22,249	-	16,417	5,853	3,610
Development activities	-	-	-	-	-	-	-	-	-	-
Support activities	-	-	-	-	-	-	-	-	-	-
Care activities	-	-	-	-	-	-	-	-	-	-
Agency/management services for registered social landlords	-	-	-	141,545	141,545	105,867	-	141,545	-	-
Other agency/management service	-	-	-	-	-	-	-	-	-	-
Developments and improvements for sale (inc first tranche shared ownership sales to non-registered social landlords)	-	-	-	-	-	-	-	-	-	-
Other activities	-	-	-	-	-	150	-	-	-	23
Total from other activities 2026	-	-	-	163,815	163,815	-	-	157,962	5,853	-
<i>Total from other activities 2025</i>	-	5,403	-	128,266	-	133,669	(156)	(129,880)	-	3,633

MOLENDINAR PARK HOUSING ASSOCIATION

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026

6. Employees	2026 £	2025 £
Staff costs during year		
Wages and salaries	567,637	499,113
Pension costs	69,678	61,301
Social security costs	65,901	50,467
Temporary or agency staff	39,460	72,474
	<u>742,676</u>	<u>683,355</u>

The total remuneration (including pension contributions and benefits in kind) paid to Key Management who are listed on the first page of the financial statements was **£235,556** (2025 - £223,304).

The emoluments of key management (excluding pension contributions and employers' national insurance contributions and including benefits in kind) for the year were **£184,122** (2025 - £177,040). Their pension contributions for the year were **£25,317** (2025 - £24,343). Their employers' national insurance contributions were **£26,117** (2025 - £21,921).

The average full time equivalent number of persons employed by the Association during the year was:

2026 No	2025 No
<u>11</u>	<u>11</u>

The Directors are defined as the members of the Management Committee, the Director and any other person reporting directly to the Director or the Management Committee whose total emoluments exceed £60,000 per year. No emoluments were paid to any member of the Management Committee.

	2026 £	2025 £
Emoluments payable to Chief Executive (excluding pension contributions) amounted to:	<u>92,061</u>	<u>88,520</u>

The Association's pension contributions for the Chief Executive in the year amounted to **£14,270** (2025 - £13,721).

The number of employees in the year whose emoluments (excluding pension contributions) exceeded £60,000 were as follows:

	2026 £	2025 £
- £60,001 - £70,000	-	-
- £70,001 - £80,000	-	-
- £80,001 - £90,000	-	2
- £90,001 - £100,000	<u>2</u>	<u>-</u>

The Chief Executive is an ordinary member of the Association's pension scheme as described in note 22. No enhanced or special terms apply to her membership.

MOLENDINAR PARK HOUSING ASSOCIATION**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2026****7. Operating surplus**

Operating surplus is stated after charging:	2026	2025
	£	£
Depreciation	435,691	445,053
Auditor's remuneration	19,830	18,360

8. Gain on disposal of fixed assets

	2026	2025
	£	£
Sale Proceeds	64,915	-
Cost of Sales	(42,457)	-
Housing property disposals	22,458	-

9. Interest payable and similar charges

	2026	2025
	£	£
On bank loans and overdrafts	65,010	75,534
Defined benefit pension liability – interest expense (Note 22)	12,000	10,000
	77,010	85,534

10. Interest receivable and similar income

	2026	2025
	£	£
Bank interest received	36,003	42,441
	36,003	42,441

MOLENDINAR PARK HOUSING ASSOCIATION

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2026**

11. Tangible Fixed Assets		Housing Properties held for letting £	Shared Ownership held for letting £	Mortgage to rent £	Total housing properties £	Office equipment £	Office property £	Total £
Cost								
<i>At 1 April 2025</i>		15,481,959	4,047,196	37,644	19,598,799	183,830	100,980	19,883,609
Additions during year		227,053	-	100,760	327,813	6,139	-	333,952
Disposals in year - units		-	(46,571)	-	(46,571)	-	-	(46,571)
Disposals in year – components		(57,633)	-	-	(57,633)	-	-	(57,633)
At 31 March 2026		15,651,379	4,032,265	138,404	19,822,408	189,969	100,980	20,113,357
Depreciation								
<i>At 1 April 2025</i>		5,474,441	1,989,638	6,661	7,470,740	179,197	41,549	7,691,486
Provided during year		339,654	67,145	2,462	409,261	3,722	1,886	414,869
Disposals in year - units		-	(12,419)	-	(12,419)	-	-	(12,419)
Disposals in year – components		(36,812)	-	-	(36,812)	-	-	(36,812)
At 31 March 2026		5,777,283	2,044,364	9,123	7,830,770	182,919	43,435	8,057,124
Net book value								
As at 31 March 2026		9,874,096	1,988,261	129,281	11,991,638	7,050	57,545	12,056,233
<i>As at 31 March 2025</i>		<i>10,007,518</i>	<i>2,089,558</i>	<i>30,983</i>	<i>12,128,059</i>	<i>4,633</i>	<i>59,431</i>	<i>12,192,123</i>

Capitalised component expenditure (component expenditure capitalised during the year which would previously have been expensed through the Income & Expenditure account prior to transition to FRS 102 and the introduction of component accounting) was £227,053 (2025 - £332,035).

MOLENDINAR PARK HOUSING ASSOCIATION

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026

11. Tangible Fixed Assets (Continued)

Additions to Housing Properties during the year includes no capitalised interest (2025 - £Nil) and no capitalised administration costs (2025 - £Nil). All housing properties are freehold. Properties with a gross cost of **£46,571** (2025 - £ Nil) and accumulated depreciation of £12,419 (2025 - £ Nil) have been disposed of in the year for net proceeds of **£64,915** (2025 - £ Nil). The proceeds were before a grant to be repaid of **£25,953** (2025 - £ Nil).

Included in freehold housing properties is land with a historic cost allocation of **£2,477,771** (2025 - £2,470,419).

12. Housing stock

2026
No

2025
No

The number of units in Management at 31 March was as follows:

General Needs Housing	467	466
Shared Ownership Housing	78	78
Supported Housing Accommodation	29	29
	<u>574</u>	<u>573</u>

13. Debtors

2026
£

2025
£

Gross rents in arrears	67,614	77,129
Less: bad debt provision	(54,000)	(57,000)
	<u>13,614</u>	<u>20,129</u>
Other debtors	110,125	107,215
Prepayments	228,032	67,667
	<u>351,771</u>	<u>195,011</u>

14a. Cash and cash equivalents

2026
£

2025
£

Current accounts	<u>1,125,514</u>	<u>890,935</u>
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14b. Investments

2026
£

2025
£

Balances held in deposit accounts	<u>872,808</u>	<u>840,726</u>
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MOLENDINAR PARK HOUSING ASSOCIATION

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026

15. Creditors due within one year	2026 £	2025 £
Trade creditors	329,168	158,390
Loans	153,567	155,212
Accruals and deferred income	56,819	68,021
Prepaid rent	152,397	142,263
Other creditors	78,769	139,420
Deferred Government Capital Grants	229,999	238,080
	<u>1,000,719</u>	<u>901,386</u>
Secured creditors	<u>153,567</u>	<u>155,212</u>

Pension contributions of £Nil (2025 - £Nil) are outstanding. No amounts are due in respect of other taxation and social security (2025: £Nil).

16. Creditors due after more than one year	2026 £	2025 £
Housing loans	<u>1,317,469</u>	<u>1,504,109</u>
Secured creditors	<u>1,317,469</u>	<u>1,504,109</u>

The Association's lenders have standard securities over housing property with a carrying value of **£9,395,779** (2025 - £12,187,490).

	2026 £	2025 £
In one year or less	153,567	155,212
Between one and two years	65,819	162,559
Between two and five years	189,404	177,194
In five years or more	1,062,246	1,164,356
	<u>1,471,036</u>	<u>1,659,321</u>

The loans are advanced to finance the development and refurbishment of housing properties and are repayable by monthly instalments of principal and interest. The loans bear interest at varying rates.

MOLENDINAR PARK HOUSING ASSOCIATION

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026

17. Deferred capital grants	2026	2025
	£	£
Deferred capital grants at 1 April	5,547,949	5,786,029
Received in year	66,388	-
Released to income in year	(229,999)	(238,080)
Grants disposed of in year	(17,648)	-
	<u>5,366,690</u>	<u>5,547,949</u>
Deferred capital grants at 31 March		
In one year or less	229,999	238,080
Between one and two years	229,999	238,080
Between two and five years	689,997	714,240
In five years or more	4,216,695	4,357,549
	<u>5,366,690</u>	<u>5,547,949</u>
Total		
	<u>5,366,690</u>	<u>5,547,949</u>
18. Share capital	2026	2025
	£	£
Shares of £1 fully paid and issued at beginning of year	55	55
Shares issued during year	1	-
Shares cancelled during year	-	-
	<u>56</u>	<u>55</u>
Shares issued at end of year		
	<u>56</u>	<u>55</u>

Each member of the Association holds one share of £1 in the Association. These shares carry no rights to dividend or distributions on a winding up. When a shareholder ceases to be a member, that person's share is cancelled and the amount paid thereon becomes the property of the Association. Each member has a right to vote at members' meetings.

19. Net cash flow from operating activities	2026	2025
	£	£
Surplus for the year	559,015	333,672
Adjustments for non-cash items:		
Carrying amount of tangible fixed asset disposals	34,152	-
Depreciation of tangible fixed assets including loss on component disposals	435,690	448,642
(Increase)/Decrease in trade and other debtors	(156,760)	(31,027)
Increase/(Decrease) in trade and other creditors	109,059	126,415
Net interest charge in respect of the defined benefit pension liability	12,000	10,000
Staff service costs in respect of the defined benefit pension liability	(23,000)	(16,000)
Adjustments for investing and financing activities:		
Interest payable	65,010	75,534
Interest received	(36,003)	(42,441)
Release of Deferred Government Capital Grants	(247,647)	(238,080)
SHAPS past service deficit payment	-	-
Proceeds from sale of fixed assets	(64,915)	-
Forfeited share capital	-	-
	<u>686,601</u>	<u>666,715</u>
Net cash inflow from operating activities		
	<u>686,601</u>	<u>666,715</u>

20. Legislative Provisions

The Association is incorporated under the Co-operative and Community Benefit Societies Act 2014 and was incorporated in Scotland.

21. Transactions with related parties and Key Management Personnel

There are 5 members of the Committee that were tenants of the Association during the year (2025 - 5). There were also 1 members who are shared owners (2025 - 0). The tenancies and occupancy agreements of these Committee members are on normal terms and the members cannot use their position to their advantage. There were also 2 members who were a factored owner (2025 - 3).

The total rent and service charge payable in the year relating to tenant and shared owner members is £34,045 (2025 - £36,073). The total rent and service arrears relating to these members included within debtors at the year-end is £107 (2025 - £125). The total factoring services charges payable in the year to factored owners was £3,727 (2025 - £3,841) and debtors at the year end was £859 (2025 - £2,633).

22. Retirement Benefit Obligations

General

Molendinar Park Housing Association participates in the Scottish Housing Pension Scheme (the Scheme).

The Scheme is a multi-employer defined benefit scheme which provides benefits to some 150 non-associated employers. The scheme is funded. The Scheme offers six benefit structures to employers, namely;

- Final salary with a 1/60th accrual rate (Final Salary);
- Career average revalued earnings with a 1/60th accrual rate (CARE 1/60th);
- Career average revalued earnings with a 1/70th accrual rate (CARE 1/70th);
- Career average revalued earnings with a 1/80th accrual rate (CARE 1/80th);
- Career average revalued earnings with a 1/120th accrual rate (CARE 1/120th) contracted in; and
- Defined Contribution (DC)

An employer can elect to operate different benefit structures for their active members (as at the first day of April in any given year) and their new entrants. The DC option can be introduced by the employer on the first day of any month after giving a minimum of three months' prior notice.

Molendinar Park Housing Association elected to close the final salary with a 1/60th accrual rate for existing employees with effect from 1 July 2021. Current participants of the final salary 1/60th were transferred into either CARE 1/60th, CARE 1/80th or DC. Future employees are only eligible for enrolment into the DC structure.

The Trustee commissions an actuarial valuation of the Scheme every three years. The main purpose of the valuation is to determine the financial position of the Scheme in order to determine the level of future contributions required, so that the Scheme can meet its pension obligations as they fall due.

The actuarial valuation assesses whether the Scheme's assets at the valuation date are likely to be sufficient to pay the pension benefits accrued by members as at the valuation date. Asset values are calculated by reference to market values. Accrued pension benefits are valued by discounting expected future benefit payments using a discount rate calculated by reference to the expected future investment returns.

22. Retirement Benefit Obligations (cont'd)

During the accounting period the Association paid contributions at the rates of 11.60% (CARE 1/80th) & 15.50% (CARE 1/60th) and 12% (DC) of pensionable salaries. There were no annual employer past service deficit contributions (net of administration costs) as these ceased after 30 September 2022 (2025 – £Nil).

As at the balance sheet date there were 4 active members of the Defined Benefit Scheme structures and 7 active members of the Defined Contributions Scheme employed by the Association.

The last triennial valuation of the Scheme was carried out as at 30 September 2024 by a professionally qualified actuary using the Projected Unit Credit method. The market value of the Scheme's assets at valuation date was £689m. The valuation revealed a shortfall of assets compared with the value of liabilities of £79.5m (equivalent to a past service funding level of 90%). A new Recovery Plan has been put in place to eliminate the deficit, and this will run from 1 April 2026 until to 31 March 2030 for the majority of employers, although certain employers will have different arrangements. The next full actuarial valuation will be for 30th September 2027 and will be finalised later in 2028.

The Scheme Actuary prepared an Actuarial Report that provides an approximate update on the funding position of the Scheme as at 30th September 2025. Such a report is required by legislation for years in which a full actuarial valuation is not carried out. The funding position revealed a decrease in the assets to £626m and a decrease in liabilities to approximately £686m, equivalent to a past service funding level of 91%.

For accounting purposes, a valuation of the scheme was carried out with an effective date of 30 September 2025. The liability figures from this valuation were rolled forward for accounting year-ends from 31 March 2026 to 28 February 2027 inclusive. The liabilities are compared, at the relevant accounting date, with the company's fair share of the Scheme's total assets to calculate the company's net deficit or surplus.

The SHAPS defined benefit pension scheme is accounted for as a defined benefit pension scheme from 1 April 2018 onwards. In accordance with FRS 102 section 28, the operating and financing costs of pension and post retirement schemes (determined by TPT) are recognised separately in the Statement of Comprehensive Income. Service costs are systematically spread over the service lives of the employees and financing costs are recognised in the period in which they arise. The difference between actual and expected returns on assets during the year, including changes in the actuarial assumptions, is recognised in Other Comprehensive Income.

At 1 April 2018 on initial recognition of the multi-employer defined benefit scheme, the opening adjustment made was £144,633 to recognise a net pension liability estimate of £361,000 as at 1 April 2018.

MOLENDINAR PARK HOUSING ASSOCIATION

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2026**

22. Retirement Benefit Obligations (continued)

Present values of defined benefit obligation, fair value of assets and defined benefit liability

	31 March 2026 £'000	<i>31 March 2025 £'000</i>
Fair value of plan assets	1,521	1,464
Present value of defined benefit obligations	(1,679)	(1,673)
Defined benefit liability to be recognised	(158)	(209)

Reconciliation of opening and closing balances of the defined benefit obligation

	Year ended 31 March 2026 £'000	<i>Year ended 31 March 2025 £'000</i>
Defined benefit obligation at start of period	(1,673)	(1,706)
Current service cost	(1)	(6)
Expenses	(3)	(3)
Interest cost	(97)	(83)
Contribution by plan participants	(24)	(23)
Actuarial gains/losses due to scheme experience	31	(144)
Actuarial (losses)/gains due to changes in demographic assumptions	(18)	-
Actuarial gains due to changes in financial assumptions	38	226
Benefits paid and expenses	68	66
Defined benefit liability at the end of the period	(1,679)	(1,673)

MOLENDINAR PARK HOUSING ASSOCIATION

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2026**

22. Retirement Benefit Obligations (continued)

Reconciliation of opening and closing balances of the fair value of plan assets

	Year ended 31 March 2026 £'000	Year ended 31 March 2025 £'000
Fair value of plan assets at start of the period	1,464	1,491
Interest income	85	73
Contributions by the employer	27	25
Experience on plan assets (excluding amounts included in interest income)	(11)	(82)
Contributions by participants	24	23
Benefits paid and expenses	(68)	(66)
Fair value of plan assets at end of period	1,521	1,464

Defined benefit costs recognised in Statement of Comprehensive Income

	Year ended 31 March 2025 to 31 March 2026 £'000	Year ended 31 March 2019 to 31 March 2025 £'000
Current service cost	1	6
Contributions	3	3
Net interest expense	12	10
Total operating charge	16	19
Net interest cost	12	10

Defined benefit costs recognised in Other Comprehensive Income

	Year ended 31 March 2026 £'000	Year ended 31 March 2025 £'000
Experience on plan assets (excluding amounts included in net interest cost) - (loss)/gain	(11)	(82)
Experience gains and (losses) arising on the plan liabilities – gain/(loss)	31	(144)
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation – (loss)/gain	(18)	-
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation – gain	38	226
Total amount recognised in other comprehensive income – gain/(loss)	40	-

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2026

22. Retirement Benefit Obligations (continued)

Fund allocation for employer's calculated share of assets		31 March 2026 £'000	31 March 2025 £'000
Global Equity		201	170
Liquid Alternative		291	270
Currency Hedging		-	2
Private Equity		3	1
Real Assets		151	175
Insurance-Linked Securities		3	6
Property		79	72
Cash		1	8
Secured Income		21	34
Liability Driven Investment		419	412
Net Current Assets		23	2
Private Credit		196	183
Credit		69	62
Investment Grade Credit		64	67
Total Assets		1,521	1,464

The main financial assumptions used by the Scheme Actuary, TPT, in their FRS 102 calculations are as follows:

Assumptions as at	31 March 2026 % per annum
Discount rate	6.14%
Inflation (RPI)	3.29%
Inflation (CPI)	3.03%
Salary growth	4.03%
Allowance for commutation of pension for cash at retirement	75% of Maximum Allowance

The mortality assumptions adopted at 31 March 2026 imply the following life expectancies:

	Life expectancy at age 65 (years)
Male retiring in 2026	20.7
Female retiring in 2026	22.9
Male retiring in 2046	21.9
Female retiring in 2046	24.4

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2026**22. Retirement Benefit Obligations (continued)**

Life expectancy is based on the Fund's VitaCurves with improvements in line with the CMI 2017 model with an allowance for smoothing of recent mortality experience and long term rates of 1.25% p.a. for males and 1% p.a. for females.

Member data summary**Active members**

	Number	Total earnings (£'000s p.a.)	Average age (unweighted)
Males	1	92	54
Females	2	84	47
Total	3	176	49

Deferred members

	Number	Deferred pensions (£'000s p.a.)	Average age (unweighted)
Males	1	3	59
Females	5	9	53
Total	6	12	54

Pensioners

	Number	Pensions (£'000s p.a.)	Average age (unweighted)
Males	2	22	76
Females	5	46	68
Total	7	68	70

Employers' debt on withdrawal

Following a change in legislation in September 2005 there is a potential debt on the employer that could be levied by the Trustee of the Scheme. The debt is due in the event of the employer ceasing to participate in the Scheme or the Scheme winding up. The debt for the Scheme as a whole is calculated by comparing the liabilities for the Scheme (calculated on a buy-out basis i.e., the cost of securing benefits by purchasing annuity policies from an insurer, plus an allowance for expenses) with the assets of the Scheme. If the liabilities exceed assets there is a buy-out debt.

The leaving employer's share of the buy-out debt is the proportion of the Scheme's liability attributable to employment with the leaving employer compared to the total amount of the Scheme's liabilities (relating to employment with all the employers). The leaving employer's debt therefore includes a share of any 'orphan' liabilities in respect of previously participating employers. The amount of the debt therefore depends on many factors including total Scheme liabilities, Scheme investment performance, the liabilities in respect of current and former employees of the employer, financial conditions at the time of the cessation event and the insurance buy-out market. The amounts of debt can therefore be volatile over time.

The Association has been notified by TPT Retirement Solutions of the estimated employer debt on withdrawal from the Scheme based on the financial position of the Scheme as at 30 September 2025. As of this date the estimated employer debt for the Association was £404,223 (2025: £519,672).

23. Contingent liabilities

The Trustee has carried out a review comparing the benefits provided to Scheme members with the requirements of the Scheme documentation. It has received legal advice that there is sufficient uncertainty regarding the effect of some benefit changes that the Court should be asked to provide clarity, to provide the Trustee with the certainty it needs to properly administer the Scheme.

The Court hearing concluded in March 2026, with the Court's determination expected no earlier than the summer of 2026. After this, the Trustee and its advisers will consider the outcome and communicate next steps to employers. Depending on the outcome of the hearing, it may be necessary to ask further questions of the Court to clarify certain additional points.

Should the Court decide that the historic benefit changes need to be applied differently, then some member benefits would need to be increased, which would increase the value placed on Scheme liabilities. No allowance has been made for potential additional liabilities within the estimate provided above.